

CITY OF LYNNWOOD  
SHORT PLAT NO. STP-\_\_\_\_-2022

A PORTION OF THE SW 1/4, NW 1/4, SECTION 10,  
TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

ORIGINAL PARCEL  
ASSESSOR'S PARCEL NO(S): 003727-0070-1600

DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.60 AND ACKNOWLEDGE THAT SAID SUBDIVISION SHALL NOT BE FURTHER DIVIDED IN ANY MANNER WITHIN A PERIOD OF FIVE YEARS, FROM DATE OF RECORD, WITHOUT THE FILING OF A FINAL PLAT. THE UNDERSIGNED FURTHER DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF SAID SHORT SUBDIVISION AND THE SAME IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

NAME: \_\_\_\_\_  
BRENT LITTLE

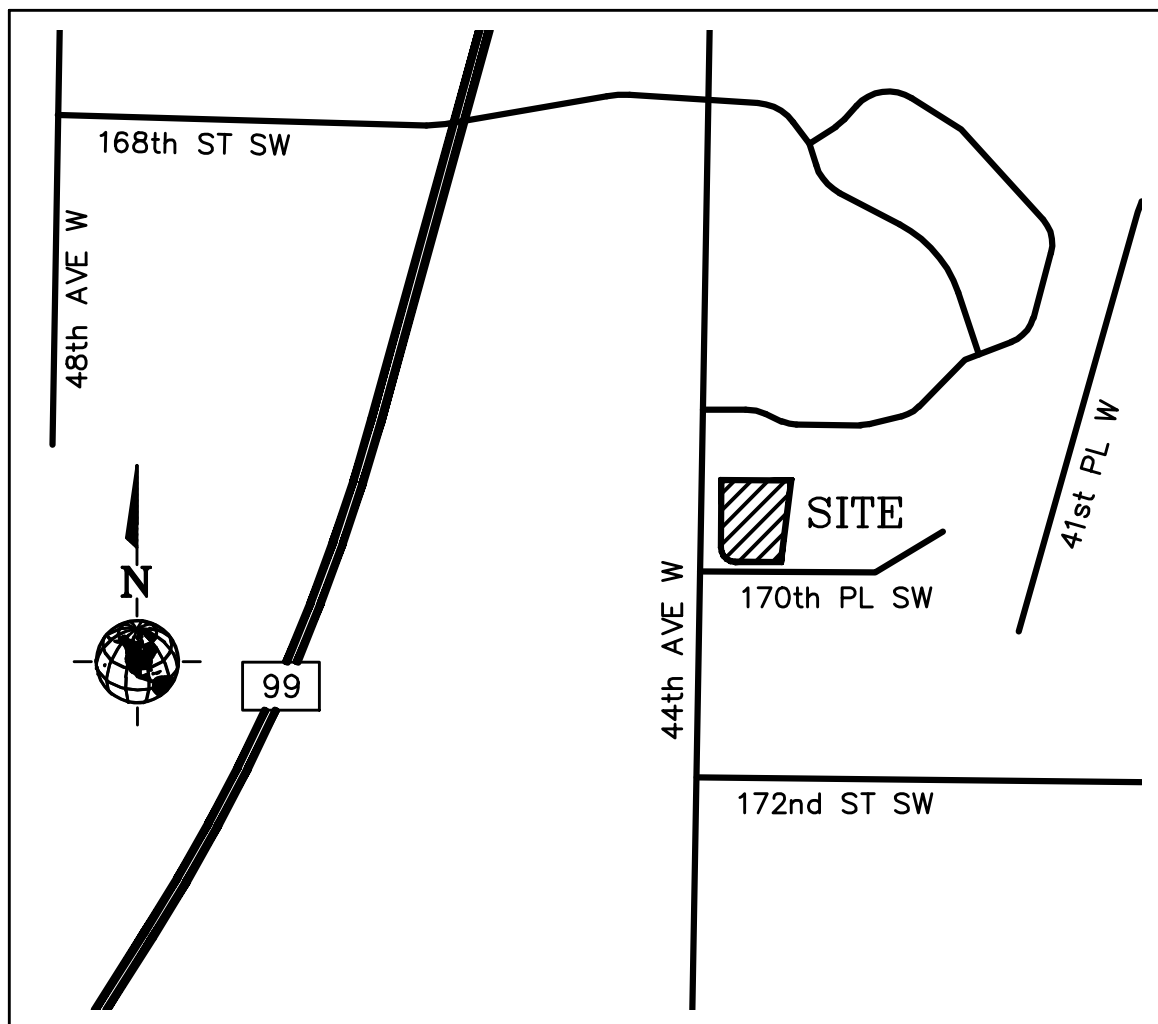
STATE OF WASHINGTON  
COUNTY OF \_\_\_\_\_

ON THIS DAY PERSONALLY APPEARED BEFORE ME BRENT LITTLE  
TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING  
INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER  
VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

SIGNATURE: \_\_\_\_\_  
NAME AS COMMISSIONED: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

VICINITY MAP  
NOT TO SCALE



LAND SURVEYOR'S CERTIFICATE

I, Dan M. Touma, registered as a Land Surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision; that the distances, courses and angles are shown hereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

DAN M. TOUMA  
Certificate No. 38992

EXISTING LEGAL DESCRIPTION

THAT PORTION OF LOTS 1 AND 2 OF SHORT PLAT NO. 381 (12-81) RECORDED UNDER AUDITOR'S FILE NUMBER 8305310193, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF TRACT 16, BLOCK 7, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 90F PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT 16;  
THENCE SOUTH 89°30'00" EAST ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 10.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1 THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 89°30'00" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 145.00 FEET;  
THENCE SOUTH 7°12'24" WEST A DISTANCE OF 171.25 FEET TO THE SOUTHERLY LINE OF LOT 2 OF SAID SHORT PLAT NO. 381 (12-81);  
THENCE NORTH 89°30'00" WEST ALONG THE SOUTHERLY LINE OF LOTS 2 AND 1, A DISTANCE OF 95.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 47.12 FEET, TO THE EASTERLY MARGIN OF 44th AVENUE WEST;  
THENCE NORTH 0°30'00" EAST ALONG SAID EASTERLY MARGIN A DISTANCE OF 140.08 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF LYNNWOOD, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL NO. 003727-0070-1600  
ADDRESS: 17015 44th AVE W.

NEW LEGAL DESCRIPTIONS

LOT 1

THAT PORTION OF LOTS 1 AND 2 OF SHORT PLAT NO. 381 (12-81) RECORDED UNDER AUDITOR'S FILE NUMBER 8305310193, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF TRACT 16, BLOCK 7, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 90F PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT 16;  
THENCE SOUTH 89°30'00" EAST ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 10.00 FEET; THENCE SOUTH 0°30'00" WEST A DISTANCE OF 70.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 89°30'00" EAST A DISTANCE OF 136.77 FEET;  
THENCE SOUTH 07°12'24" WEST A DISTANCE OF 100.77 FEET TO THE SOUTHERLY LINE OF LOT 2 OF SAID SHORT PLAT NO. 381 (12-81);  
THENCE NORTH 89°30'00" WEST ALONG THE SOUTHERLY LINE OF LOTS 2 AND 1, A DISTANCE OF 95.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 47.12 FEET, TO THE EASTERLY MARGIN OF 44th AVENUE WEST;  
THENCE NORTH 0°30'00" EAST ALONG SAID EASTERLY MARGIN A DISTANCE OF 70.08 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF LYNNWOOD, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LOT 2

THAT PORTION OF LOTS 1 AND 2 OF SHORT PLAT NO. 381 (12-81) RECORDED UNDER AUDITOR'S FILE NUMBER 8305310193, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF TRACT 16, BLOCK 7, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 90F PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT 16; THENCE SOUTH 89°30'00" EAST ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 89°30'00" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 145.00 FEET;  
THENCE SOUTH 07°12'24" WEST A DISTANCE OF 70.48 FEET;  
THENCE NORTH 89°30'00" WEST, A DISTANCE OF 136.77 FEET TO THE EASTERLY MARGIN OF 44th AVENUE WEST;  
THENCE NORTH 0°30'00" EAST ALONG SAID EASTERLY MARGIN A DISTANCE OF 70.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF LYNNWOOD, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

UTILITY PROVIDERS

SANITARY SEWER: CITY OF LYNNWOOD  
WATER: CITY OF LYNNWOOD

CITY OF LYNNWOOD APPROVALS

I HEREBY APPROVE THIS SHORT SUBDIVISION AND FIND THAT THE SHORT PLAT MEETS ALL APPLICABLE ZONING AND LAND USE CONTROLS AND MAKES APPROPRIATE PROVISIONS FOR THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.  
APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

CHRISTINE FRIZZELL, MAYOR

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHRISTINE FRIZZELL IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATING THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MAYOR OF THE CITY OF LYNNWOOD, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

SIGNATURE: \_\_\_\_\_

NAME AS COMMISSIONED: \_\_\_\_\_

TITLE: \_\_\_\_\_

RESIDING AT \_\_\_\_\_

MY APPOINTMENT EXPIRES: \_\_\_\_\_

TREASURER'S CERTIFICATE

I, \_\_\_\_\_, TREASURER OF SNOHOMISH COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2022.

Treasurer, Snohomish County

Deputy County Treasurer, Snohomish County

Tax Parcel Number: 003727-0070-1600

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF LYNNWOOD.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_ MINUTES PAST \_\_\_\_ M.,

RECORDED UNDER AFN \_\_\_\_\_

RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Auditor, Snohomish County

BY: \_\_\_\_\_  
Deputy County Auditor

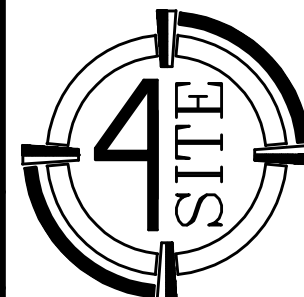


LITTLE SHORT PLAT

17015 44th AVE W.

LYNNWOOD, WASHINGTON

DWN BY	JKB	DATE	4/29/22	JOB NO.	21264
CHKD BY	DMT	SCALE	N/A	SHEET	1 OF 3



SURVEYING, LLC

4227 S. MERIDIAN STE. C-445  
PUYALLUP, WASHINGTON 98373  
4SITESURVEYING@COMCAST.NET  
PHONE: 253-446-2188

CITY OF LYNNWOOD  
SHORT PLAT NO. STP-\_\_\_\_-2022

A PORTION OF THE SW 1/4, NW 1/4, SECTION 10,  
TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

ORIGINAL PARCEL  
ASSESSOR'S PARCEL NO(S): 003727-0070-1600

SCHEDULE B

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY REPORT COMMITMENT  
ORDER NO. 5207183705 DATED APRIL 5th, 2022.

- Rights of parties in possession and claims that may be asserted under unrecorded instruments, if any.
- An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following  
  
Instrument: Easement and Conditions contained therein Granted To: James O. Hellerstedt and Marjorie L. Hellerstedt, his wife  
For: Ingress and egress only  
Dated: March 19, 1963 Recorded: March 21, 1963 in Book 808 of Official Records, Page 383 under Recording Number 1599778  
Said Easement contains the following recital: Said easement is for the benefit of the Grantees herein and is not assignable or transferrable
- Terms and provisions as contained in an instrument,  
  
Entitled: Declaration of Short Subdivision and of Covenants (Short Plat No. 381 (12-81))  
Dated: May 31, 1983  
Recorded: May 31, 1983 in Official Records under Recording Number 8305310193
- Terms and provisions as contained in an instrument,  
  
Entitled : Native Growth Protection Easement Lot 2, SP 381 (12-81) Snohomish County  
Recorded : August 22, 1991 in Book 2474 of Official Records, Page 2001 under Recording Number 9108220418
- Terms and provisions as contained in an instrument,  
  
Entitled : Native Growth Protection Easement Lot 2, SP 381 (12-81) Snohomish County  
Recorded : January 3, 1992 in Book 2518 of Official Records, Page 1816 under Recording Number 9201030575
- Terms and provisions as contained in an instrument,  
  
Entitled : Beneficial Utility Easement  
Recorded : January 28, 1994 in Book 2862 of Official Records, Page 0275 under Recording Number 9401280152  
  
Liens and charges for upkeep and maintenance as provided in the above mentioned Covenants, Conditions and Restrictions, if any, where no notice thereof appears on record.  
  
The above matter is also recorded January 28, 1994 in Official Records under Recording Number 9401280153.  
  
Liens and charges for upkeep and maintenance as provided in the above mentioned Covenants, Conditions and Restrictions, if any, where no notice thereof appears on record.
- An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following  
  
Instrument: Utility Easement  
Granted To: Warren and Marie Little, husband and wife (Owners of Lot 1 SP 381 (12-81))  
For: to install and maintain a side sewer utility  
Recorded: January 28, 1994 in Official Records under Recording Number 9401280154  
Affects: South 10 feet of the North 31 feet of Lot 2, SP 381 (12-81) 8.
- Terms and provisions as contained in an instrument,  
  
Entitled : Boundary Line Adjustment No. BLA 001607-20  
Recorded : May 20, 2014 in Official Records under Recording Number 201405200264  
Survey of Boundary Line Adjustment recorded May 24, 2014 in Official Records under Recording Number 201405245001.

ITEMS 9-13: NOT SURVEY RELATED

FOUND MON IN CASE  
W/BRASS DISK,  
NO PUNCH, DOWN 0.6'  
(VISITED 11/08/21)

COBBLESTONE DR

FOUND MON IN CASE  
W/BRASS DISK,  
AT 40' SOUTH OF INT.,  
DOWN 0.4'  
(VISITED 11/08/21)

LEGEND	
●	= SET 1/2" REBAR W/CAP LS #38992
✕	= SET PK IN PAVEMENT
⊕	= FOUND MONUMENT IN CASE

LINETYPE LEGEND	
////	BUILDING FOOTPRINT
- - - -	BUILDING SETBACK LINE (BSBL)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	30.00'	90°00'00"	47.12'

APN 003727-0070-1701  
ROJAS, ADALI MORFIN

APN 003727-0070-1601  
RODGERS, LEO J JR  
& RACHEL A.

SP NO. 381 (12-81)  
REC NO. 8305310193

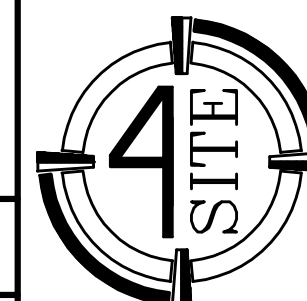
FOUND MON IN CASE  
W/BRASS DISK,  
DOWN 0.5'  
(VISITED 11/08/21)

172nd ST SW



LITTLE SHORT PLAT  
17015 44th AVE W.  
LYNNWOOD, WASHINGTON

DWN BY	JKB	DATE	4/29/22	JOB NO.	21264
CHKD BY	DMT	SCALE	1" = 30'	SHEET	2 OF 3



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LEGEND

●	= SET 1/2" REBAR W/CAP LS #38992
✕	= SET PK IN PAVEMENT
⊕	= FOUND MONUMENT IN CASE

LINETYPE LEGEND

////	BUILDING FOOTPRINT
- - - -	BUILDING SETBACK LINE (BSBL)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	30.00'	90°00'00"	47.12'

1" = 30'  
0' 30' 60'  
AREA = 22,768 SQ. FT. OR 0.52 ACRES

BASIS OF BEARINGS: N 00°30'00" E  
ALONG THE CENTERLINE OF 44th AVE WEST BASED ON  
GPS OBSERVATION OF EXISTING CENTERLINE MONUMENTS.  
SEE SHORT PLAT REC. NO. 200907085003

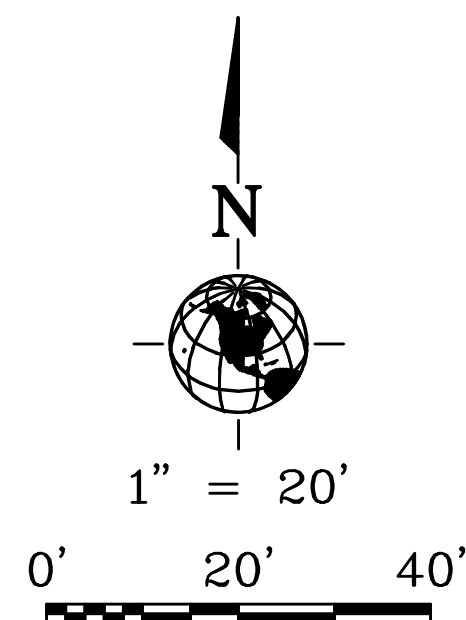
SURVEYOR'S NOTES

- INSTRUMENTATION FOR THIS SURVEY WAS A 1 SECOND SPECTRA VISION FOCUS 35 ROBOTIC INSTRUMENT AND A SPECTRA SP80 GPS UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN DECEMBER 2021, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.

CITY OF LYNNWOOD  
SHORT PLAT NO. STP-\_\_\_\_-2022

A PORTION OF THE SW 1/4, NW 1/4, SECTION 10,  
TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

ORIGINAL PARCEL  
ASSESSOR'S PARCEL NO(S): 003727-0070-1600



AREA = 22,768 SQ. FT. OR 0.52 ACRES

BASIS OF BEARINGS: N 00°30'00" E  
ALONG THE CENTERLINE OF 44th AVE WEST BASED ON  
GPS OBSERVATION OF EXISTING CENTERLINE MONUMENTS.  
SEE SHORT PLAT REC. NO. 200907085003

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	30.00'	90°00'00"	47.12'

ABBREVIATIONS

CLF= CHAIN LINK FENCE  
DL= DRIP LINE  
FF EL.= FINISH FLOOR ELEVATION  
SS= SANITARY SEWER  
WF= WOOD FENCE

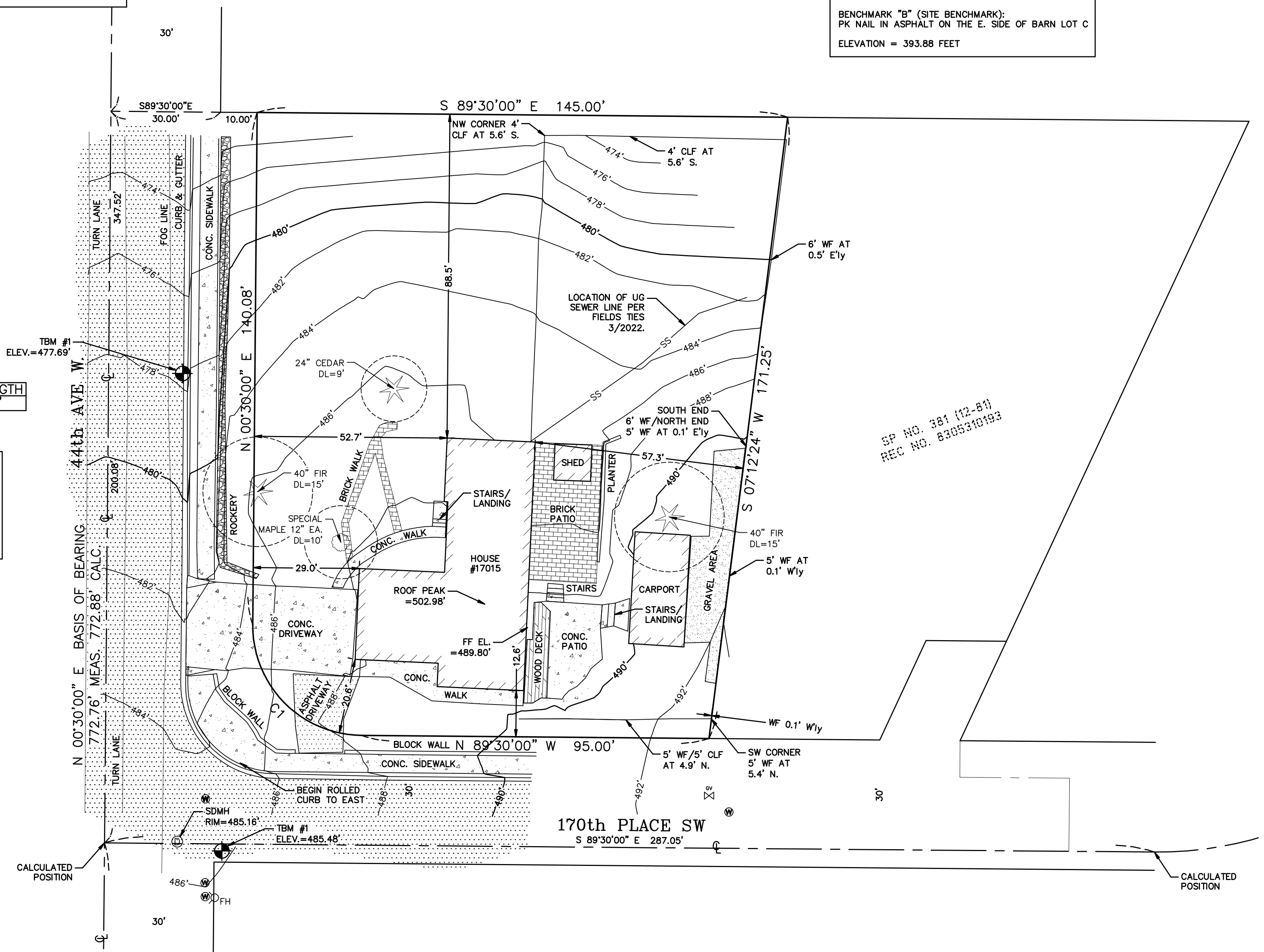
LEGEND

- = SET 1/2" REBAR W/CAP LS #38992
- ⊗ = SET PK IN PAVEMENT
- ⊕ = FOUND MONUMENT IN CASE
- FH ⊗ = FIRE HYDRANT
- ⊗ ⊕ = GAS VALVE
- PP ⊗ = POWER POLE
- ⊕ ⊗ = STORM DRAIN MANHOLE
- WM ⊕ = WATER METER
- ⊕ ⊗ = WATER VALVE
- ▨ = ASPHALT
- ▩ = BRICK
- ▩ = CONCRETE
- ▩ = GRAVEL
- ▩ = ROCKERY
- ★ = CONIFER TREE
- = DECIDUOUS TREE
- ⊙ = TEMPORARY BENCHMARK (TBM)

LINETYPE LEGEND

- ▨ = BUILDING FOOTPRINT
- = DRIP LINE RADIUS
- SS --- = APPROXIMATE SANITARY SEWER
- = CHAIN LINK FENCE
- = WOOD FENCE

EXISTING CONDITIONS



SP NO. 381 (12-81)  
REC NO. 8305310193

30'

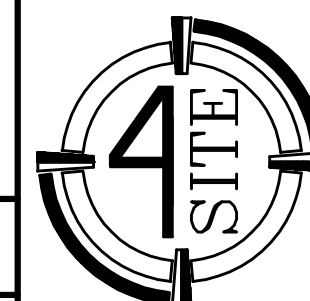
CALCULATED  
POSITION



LITTLE SHORT PLAT  
17015 44th AVE W.

LYNNWOOD, WASHINGTON

DWN BY	JKB	DATE	4/29/22	JOB NO.	21264
CHKD BY	DMT	SCALE	1" = 20'	SHEET	3 OF 3



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BENCHMARK INFO.

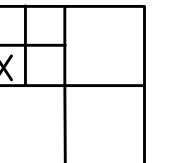
DATUM: NAVD88

BENCHMARK "A":  
BRASS DISK AT THE INTERSECTION OF 118th AVE E  
AND 24th STREET E.

ELEVATION = 398.22 FEET

BENCHMARK "B" (SITE BENCHMARK):  
PK NAIL IN ASPHALT ON THE E. SIDE OF BARN LOT C  
ELEVATION = 393.88 FEET

N.T.S.



10(27N-4E)